

ITEM#: \_\_\_\_\_  
FISCAL IMPACT: \_\_\_\_\_  
FUNDING SOURCE: \_\_\_\_\_  
ACCOUNT #: \_\_\_\_\_  
BUDGET OPENING REQ'D

**ISSUE:**

S-26-2007 – Vistas at Westridge Phase 3E

**SYNOPSIS:**

Applicant: Liberty Homes  
Proposal: Final Plat Approval  
Location: 4650 South 6100 West  
Zoning: R-1-4

**BACKGROUND:**

Mr. Clint Carter, representing Liberty Homes, is requesting final plat approval for phase 3E of the Vistas at Westridge Subdivision. This phase represents the last phase of the smaller lots platted as part of the Vistas Subdivision.

Phase 3E consists of 35 lots on approximately 5.6 acres. The minimum lot size in this phase of the Vistas is 5,000 square feet. All lots are fairly uniform in their design and meet the area and frontage requirements of the R-1-4 zone.

Access to this phase of the subdivision will be gained from stub streets in phases 3C and 3D. All streets will be dedicated and will consist of a 56-foot right of way. The cross section does allow for a 5 foot walk and a 6-foot parkstrip.

The subdivision slopes from the south to the north. The slope of this property could create problems for home owners due to the small lots. The grading and drainage plan will be evaluated by the City Engineering Division. As has been done in previous phases with small lots, retaining walls may be required especially between phases where residential units back one another. The Engineering Division will coordinate these improvements with the applicant.

The original geotechnical report indicates that subsurface water was encountered in this area at a depth of approximately 5 feet. The developer has installed a land drain system in order to allow basements. To date, staff is not aware of any major concerns regarding the effectiveness of the land drain system. Because ground water impacts have been a challenging part of this development, the Public Works Department is continually coordinating these issues with the developer.

The subdivision is located in the overpressure zone. City ordinance will require that certain construction standards, specifically stronger windows be applied for new dwellings.

As with all phases of this subdivision, concerns have been expressed about the potential impacts from the manufacturing uses to the south and from the USANA Amphitheater. The development agreement was modified to reflect these concerns. As a result, a note will need to be placed on the plat identifying this subdivision as an area that may be subject to noise from the USANA Amphitheater and from noise and odors associated with manufacturing uses.

**RECOMMENDATION:**

The Planning Commission approved this application.

**SUBMITTED BY:**

Steve Lehman, Current Planning Manager